



COBB COUNTY BOARD OF COMMISSIONERS

100 Cherokee St., Suite 300
Marietta, GA 30090-7000
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Email: TLee@cobbcounty.org

Tim Lee
Chairman

CERTIFIED MAIL
7015 0640 0001 4999 3495

September 29, 2016

The Honorable A. Max Bacon, Mayor
City of Smyrna
City Hall
P.O. Box 1226 / 2800 King Street
Smyrna, GA 30080

**Re: Petition for Annexation– Land Lot 519, 17th District, Parcels 0062, 2nd Section, 2495
Adams Drive, Cobb County, Georgia; Notice of Non-Objection.**

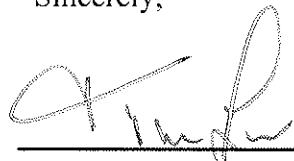
Dear Mayor Bacon:

We are in receipt of the above-referenced annexation and rezoning request. Please accept this response to the annexation proposal for 2495 Adams Drive. The Subject property is currently zoned R-20 and is within an area identified as Low Density Residential according to the Cobb County Future Land Use Map. The applications indicate the sites will be rezoned to RAD, Conditional, and be utilized for single family residential use. Based on our HB 489 Intergovernmental Agreement this is a non-objectionable request because it is located within an island.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb Fire Marshal, Department of Transportation and Cobb County Water Systems. Should you have any questions or need any additional information, please contact Jay Northrup, Intergovernmental Coordinator, at (770) 528-2199.

**Re: Petition for Annexation– Land Lot 519, 17th District, Parcels 0062, 2nd Section, 2495
Adams Drive, Cobb County, Georgia; Notice of Non-Objection.**

Sincerely,



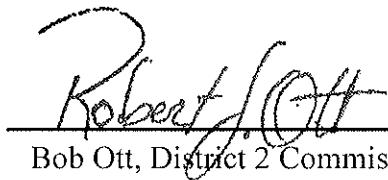
Tim Lee, Chairman

cc: David Hankerson, County Manager – VIA E-mail
Deborah Dance, County Attorney- VIA E-mail
Dana Johnson, Director – VIA E-mail
Julie Livingston, Associate County Attorney – VIA E-mail
Jason Gaines, Planning Division Manager – VIA E-mail
Judy Skeel, Executive Assistant to the County Manager – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Ken Suddreth, Director Community Development, City of Smyrna
Rusty Martin, Senior Planner, City of Smyrna

**Re: Petition for Annexation– Land Lot 519, 17th District, Parcels 0062, 2nd Section, 2495
Adams Drive, Cobb County, Georgia; Notice of Non-Objection.**

[signature page continued]

Sincerely,



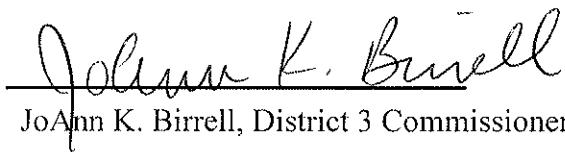
Bob Ott, District 2 Commissioner

cc: David Hankerson, County Manager – VIA E-mail
Deborah Dance, County Attorney- VIA E-mail
Dana Johnson, Director – VIA E-mail
Julie Livingston, Associate County Attorney – VIA E-mail
Jason Gaines, Planning Division Manager – VIA E-mail
Judy Skeel, Executive Assistant to the County Manager – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Ken Suddreth, Director Community Development, City of Smyrna
Rusty Martin, Senior Planner, City of Smyrna

Re: Petition for Annexation— Land Lot 519, 17th District, Parcels 0062, 2nd Section, 2495 Adams Drive, Cobb County, Georgia; Notice of Non-Objection.

[signature page continued]

Sincerely,


JoAnn K. Birrell

JoAnn K. Birrell, District 3 Commissioner

cc: David Hankerson, County Manager – VIA E-mail
Deborah Dance, County Attorney- VIA E-mail
Dana Johnson, Director – VIA E-mail
Julie Livingston, Associate County Attorney – VIA E-mail
Jason Gaines, Planning Division Manager – VIA E-mail
Judy Skeel, Executive Assistant to the County Manager – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Ken Suddreth, Director Community Development, City of Smyrna
Rusty Martin, Senior Planner, City of Smyrna

Northrup, Jay

From: Westbrook, Jay
Sent: Monday, August 22, 2016 3:43 PM
To: Northrup, Jay; Crider, Randal; Heaton, Sam
Subject: RE: ANNEXATION REVIEW: 2495 Adams Drive, Smyrna

Jay,

Annexing small fingers or single lots like this annexation makes a precarious response situation even worse. This is already an island; annexing the entire island would be preferred to provide citizens the best emergency services response.

J. Westbrook
Cobb Fire Marshal

Northrup, Jay

From: Bentley, Fred
Sent: Monday, August 22, 2016 3:37 PM
To: Northrup, Jay
Subject: RE: ANNEXATION REVIEW: 2495 Adams Drive, Smyrna

DOT Comments would be,

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Thank You,

Fred K. Bentley, Transportation Analyst
Cobb Department of Transportation
1890 County Services Pky
Marietta, Ga. 30008
fred.bentley@cobbcounty.org
770-528-1666

Northrup, Jay

From: Davidson, Timothy
Sent: Tuesday, August 23, 2016 12:25 PM
To: Northrup, Jay
Subject: RE: ANNEXATION REVIEW: 2495 Adams Drive, Smyrna

Jay-

Water service for this property is currently provided and will continue to be provided by the City of Smyrna.

Wastewater flow from the site will continue to be treated at the R.L. Sutton WRF where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because Smyrna will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure gain or loss.

Tim Davidson
Cobb County Water System
660 South Cobb Drive
Marietta, GA 30060
770-419-6312



**Cobb County Community Development
Agency
Planning Division
Annexation Analysis**

Report Prepared by: Jay Northrup, Intergovernmental Coordinator
Deadline for Response to City: Earliest Possible; September 29, 2016

City of Annexation: Smyrna

Applicant: Richard S. Dickinson

Property Location: 2495 Adams Drive

Land Lot/District: 519/17th

Acreage: 0.396 acres

Road Access: Adams Drive

Current County Zoning: R-20

Proposed City Zoning: RAD Conditional

Proposed Use: From 1 residence to 2 residences.

Proposed Density: 5.05 units per acre

Future Land Use Designation: Low Density Residential (LDR)

Consistent with HB 489 LUA: Yes.

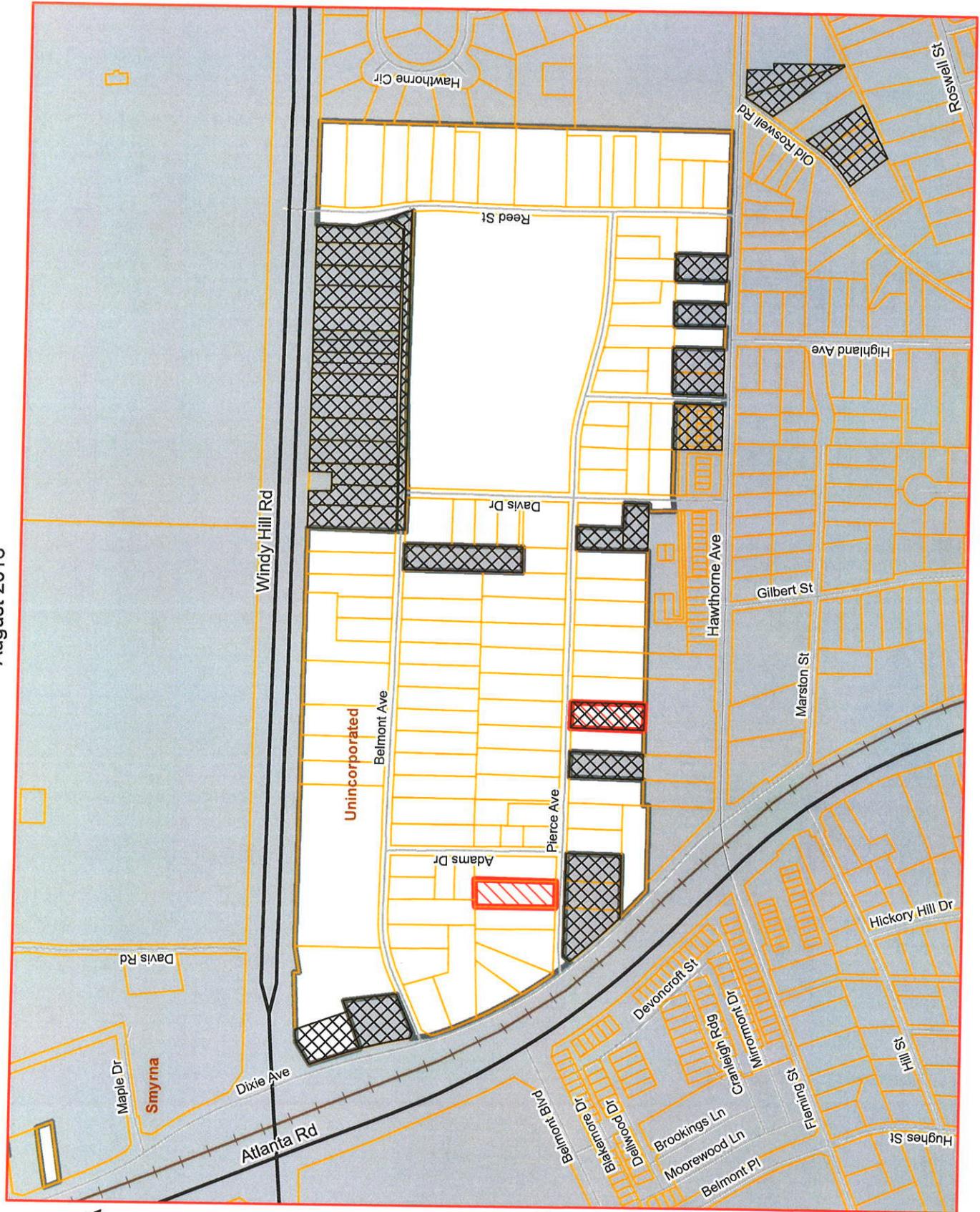
Comments: The county may not object to "...areas or portions of areas that are annexed within islands as defined in O.C.G.A. § 36-36-90". (HB 489 Intergovernmental Agreement Section 4.) There is no survey describing this annexation: *Per se*'. However, the deed description included in the application is limited to the property and thus, does not include the road. It may be prudent to wait to annex the 80 feet of road until more of the lots along Pierce Avenue extending west towards Atlanta Road are also annexed.

Recommendation: Non-Objection: It is recommended that the City consider annexing the entire island. State law provides a method intended to make island annexations less arduous at OCGA § 36-36-90 through § 36-36-92.

Annexation:Smyrna

August 2016

17th District
Land Lot 519
Parcel: 0062,
Cobb County, GA



Legend

- Smyrna
- Annexation
- Previously Annexed

75 150 225 300
Feet